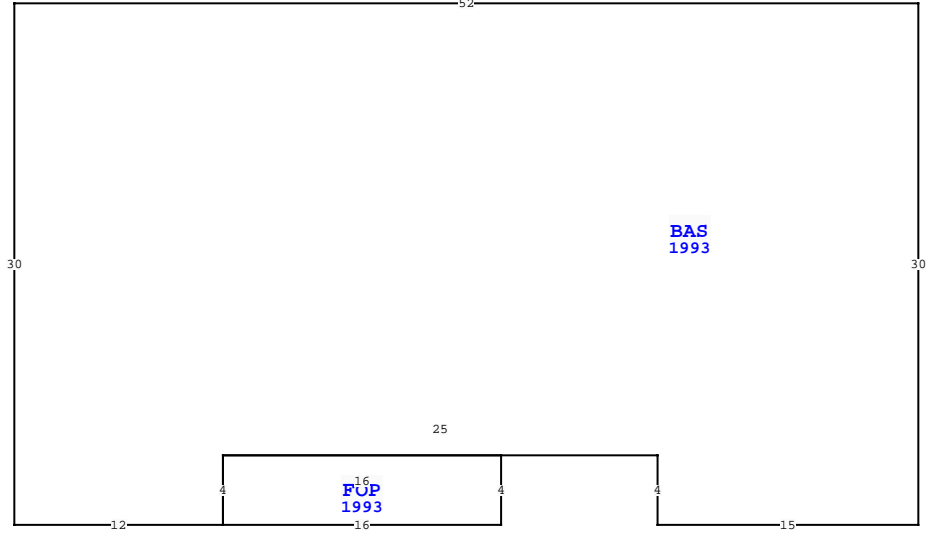




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	19	COMMON BRK	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	11	CLAY TILE	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	0	0	100	
Units		0	100	
BUD8 Adjustme	04	DIST 01	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level	03	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC		4052.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,460	100	1,460	220,722
FOP	64	30	19	2,873
TOTALS	1,524		1,479	223,595

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SNGL FAM	- 100%	- 2019									
				Heated Area: 1460				HX Base Yr 2019				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		223,595	
TOTAL MARKET OB/XF VALUE		432	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		274,027	
SOH/AGL Deduction		107,286	
ASSESSED VALUE		166,741	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		116,741	
TOTAL JUST VALUE		274,027	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		211,023	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011051	REMODEL	50,000	12/12/2017
B26333	REMODEL	2,000	08/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2243/0269	11/23/2018	SW	Q	I	01	200,000
GRANTOR: CORNERSTONE INVESTMEN						
GRANTEE: DUNN JARED J & BETH						
2127/0089	6/09/2017	WD	U	I	11	100
GRANTOR: CELEBRATION ASSEMBLY						
GRANTEE: CORNERSTONE INVESTM						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0810	CONCRETE A	0	100	0	0			6.50	100	1975	1975	3	27	432	

BLD DATE			03/22/2013	KK		LGL DATE	
XF DATE						LAND DATE	
INC DATE						AG DATE	
85045 RADIO AVE, YULEE							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W52 S30 E12 FOP=[YR=1993] E16 N4 W16S4\$ N4 E25 S4 E15 N30\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	100	0006	RS-2	100.00	170.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								